

225 11 Avenue #506, Calgary T2G 0G3

MLS®#: **A2137944** Area: **Beltline** Listing **06/04/24** List Price: **\$325,000**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 18-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Off Street, Parkade, Secured, Titled, Underground**

Finished Floor Area
 Abv Sqft: **567**
 Low Sqft:
 Ttl Sqft: **567**

DOM

104
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**
 Construction: **Brick, Concrete, Metal Siding**
 Flooring: **Carpet, Laminate, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`6" x 10`0"	Living Room	Main	14`9" x 13`6"
Dining Room	Main	7`9" x 6`4"	Bedroom - Primary	Main	14`9" x 12`11"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$593** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

1312394

Monthly

Remarks

Pub Rmks: **Beautiful END UNIT featuring floor to ceiling windows extending the entire length of the unit allowing in an abundance of natural light and expansive views. This bright, open and functional floorplan offers a modern, well equipped kitchen with granite countertops, center island with eating bar, ample cabinetry and stainless steel appliances opening to the dining area and living room where you can step out onto the balcony and enjoy the SUNNY SOUTH EXPOSURE and have front row seats to the STAMPEDE FIREWORKS. A spacious bedroom, also with wall to wall windows, comes complete with a walk-thru closet to the 4 piece bathroom. Don't overlook the wide-plank laminate flooring, insuite laundry and TITLED parking and storage! This pet friendly and meticulously maintained complex offers EXCEPTIONAL AMENITIES to include a 24 hour gym, spa/hot tub, 2 guest suites, owners lounge with pool table and welcoming lobby. Fantastic location within walking distance to the cities finest restaurants, bars, shops and world class recreation facility. A must see! Condo fee broken down is \$459.50 unit, \$133.54 parking & storage.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









